

From: [Jonathan Horn](#)
To: [City Council](#)
Subject: Please delay the Council vote on 145th rezone until corridor study completed
Date: Monday, March 23, 2015 1:52:19 PM
Attachments: [2110 North 145th Street.pdf](#)

Good afternoon,

My name is Jon Horn. I live with my wife and three daughters at 2110 N 145th Street, Shoreline, WA 98133.

I apologize that I've not previously written regarding the 145th rezone. It wasn't until mid-February that a friend made my family aware of the potential rezone. That friend found out about the rezone via social network, and while I have a social network account, I only visit it once or twice a year on average. Had it not been for that friend making us aware, we still may be in the dark about the potential rezone up until yesterday when a representative from Shoreline Preservation Society delivered an informational pamphlet. I'm sure local news could have cued me in on the potential rezone and I'm now well aware of the various web sites available as informational resources, but in my day to day life I don't always find time for local news, and I never leisurely browse government web sites. Neglecting these sources of information is nobody's fault but my own. I do expect, however, for my City to make extra effort to bring awareness to citizens when major changes are taking place, especially those citizens directly affected by such changes. I request that this extra effort be taken from here on as a lack of communication from the City is causing fear and frustration for it's citizens.

From my research, and from the meetings I've attended since February I understand that a vote on the 145th rezoning plans may be put on hold until a relevant corridor study is completed later this year. I highly recommend that City Council delay any rezoning vote until completion of the 145th Street corridor study. I've heard no valid explanation as to why the City would proceed with rezoning plans without being fully informed on likely corridor implications.

I hesitate to bring a personal side to my suggestion and opinion, but I do believe a City should be aware of each citizen's voice. My family moved to Washington 2-1/2 years ago and purchased our property in Shoreline a little over a year ago. At the time, we had no idea how many people knew about the property. Our home was built in 1908 by George Peterson. We have a picture in our house of Mr. Peterson's family sitting on the front porch, looking out over what I imagine was an expansive field of apple trees, because the Peterson's ran a large orchard in the area. The property we own is historically significant both to the City and to my family, as are the massive Pines and gorgeous Madrona tree that border the property. Attached are the historical documents we received from the City of Shoreline.

I don't know how to make decisions for my family or this historic property at this time because neither I nor City Council has the data required to make an informed decision. With relevant data forthcoming from the 145th Street corridor study, it is wildly frustrating to think my City may choose to make uninformed and largely contended decisions at this time, forcing me and my Shoreline neighbors to make our own uninformed decisions.

Neither my family, nor anyone else we've heard speak out has expressed a desire to avoid change altogether. The general consensus I've seen is a realistic acceptance to change, and strong desire for those leading the change to be fully informed and ensure their constituents are also informed and their voices are both heard and addressed prior to making significant

decisions.

Again, I strongly urge Council to delay any vote for selecting a rezone plan until they and the citizens of Shoreline have received, digested and come to a common/majority understanding of the 145th corridor study so that all parties may make informed decisions for the best of the City and the best of it's individual citizens. From the information I've been able to digest since February, it seems that forfeiting a corridor study prior to making a rezone decision is akin to forfeiting common sense in the decision making process. That said, I truly believe City Council will make the proper decision this evening.

Thank you,

Jon Horn
2110 N 145h Street
Shoreline, WA 98133



Planning & Community Development

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February 10, 2014

JONATHAN HORN
2110 NORTH 145TH STREET
SEATTLE WA 98133

Re: Shoreline Historic Resources Inventory

Dear JONATHAN HORN,

The City has just completed an inventory of historic properties east of I-5 built prior to 1930 and reviewed some of the properties previously inventoried both east and west of I-5 to determine whether they still retain their historically significant characteristics. We are contacting you directly because our records indicate that you own a property that was added to the City's Historic Resources Inventory as part of the 2013 update project.

City staff would like to share with you the findings of the 2013 Historic Inventory project.

You are listed as the owner/taxpayer for the following property:

Historic Inventory Number: Inv# SE005

Address: 2110 N 145TH ST

PN: 2881700540

This property was reviewed under the 2013 update and was identified to be added to the City's inventory as historically significant. As such, if remodel, additions, or demolition are proposed in the future a historic report would be required as part of the permit process to document the historic significance before changes are approved. Modifications of properties included in the inventory are allowable and are not subject to any special protections. This property is potentially eligible for historic landmark designation which would make it eligible for grant funding for restoration work and related tax incentives.

The 2013 survey work was completed by historic preservation consultant, Mimi Sheridan. Sheridan reviewed almost 400 properties, conducted reconnaissance surveys of 80 of those properties, and found 25 with historical significance and integrity to be added to the City's inventory. Additionally, approximately 25 of the properties in the previous inventory were reviewed to determine if they still retained their historical significance. Five properties were determined to be no longer significant due to addition or remodel work that substantially changed the architecture of the buildings.

The final 2013 Historic Resources Survey & Inventory Report is now available online at:
www.shorelinewa.gov/government/departments/planning-community-development/planning-

projects/historic-preservation. We would be happy to send you a copy upon request. This project was supported, in part, by an award from 4Culture, www.4culture.org, and in partnership with King County Historic Preservation Program, www.kingcounty.gov/property/historic-preservation.aspx, and the Shoreline Historical Museum, shorelinehistoricalmuseum.org.

Documenting interesting historic places in a city is a first step towards identifying and perhaps protecting them. The City of Shoreline maintains an inventory of historic properties to encourage stewardship of historic sites and structures, to identify properties that might merit landmark designation, and to help us all understand Shoreline's history. This Historic Resources Inventory was originally created by King County in 1978 and was last updated in 1996, shortly after the City incorporated.

Staff will be presenting the 2013 Historic Inventory findings to City Council on February 24, 2014, in the Council Chambers at City Hall. You are welcome to attend if you are interested. The meeting starts at 7:00pm. To learn what time this item is schedule for, you can download the meeting agenda a week before the meeting online at: <http://shorelinewa.gov/government/shoreline-city-council/live-and-video-council-meetings>. If you have additional questions, please contact Juniper Nammi, Associate Planner, at (206) 801-2525 or jnammi@shorelinewa.gov.

Thank you very much for your interest and we hope you will let us know if you would like more information on landmark designation or about the historic review process.

Sincerely,

A handwritten signature in black ink that reads "Rachael Markle". The signature is written in a cursive style with a large, stylized initial "R".

Rachael Markle
Planning & Community Development Director

Enclosure: Inv# SE005 Historic Property Inventory Form/Report



Historic Inventory Report

Location

Field Site No. SE005

DAHP No.

Historic Name:

Common Name: Horn Residence

Property Address: 2110 N 145th St, Shoreline, WA 98133

Comments:

Tax No./Parcel No. 288170-0540

Plat/Block/Lot Green Lake Five-Acre Tracts B 4 L 8

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
				King	

Coordinate Reference

Easting: 1189162

Northing: 880920

Projection: Washington State Plane South

Datum: HARN (feet)

Identification

Survey Name: Shoreline Update 2013

Date Recorded: 12/10/2013

Field Recorder: M. Sheridan

Owner's Name: Jonathan Horn

Owner Address:

City:

State:

Zip:

Classification: Building

Resource Status:

Survey/Inventory

Comments:

Shoreline Inventory - added

Within a District? No

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Not Determined - SHPO

Determination Date: 1/1/0001

Determination Comments:



Historic Inventory Report

Description

Historic Use: Domestic - Single Family House	Current Use: Domestic - Single Family House		
Plan: Rectangle	Stories: 1.5		
Changes to Plan: Intact	Structural System: Balloon Frame		
Changes to Original Cladding: Intact	Changes to Interior: Unknown		
Changes to Other: Slight	Changes to Windows: Intact		
Other (specify): solar panels			
Style:	Cladding:	Roof Type:	Roof Material:
Vernacular	Wood - Clapboard	Gable - Front Gable	Asphalt / Composition - Shingle
Foundation:	Form/Type:		
Concrete - Poured	Single Family		

Narrative

Study Unit	Other
Architecture/Landscape Architecture	
Date of Construction:	Builder:
1908 Built Date	
	Engineer:
	Architect:

Property appears to meet criteria for the National Register of Historic Places: Unable to Determine

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Statement of Significance: This house, built in 1908, is one of the oldest in the area and is associated with the suburban development of Shoreline. It retains a high degree of integrity and is included in the City of Shoreline's Historic Resources Inventory. It may have been one of the first houses built in Green Lake Five Acre Tracts, an area of four large blocks that had 64 five-acre parcels. It was originally platted in 1904 by the owners, A. P. and Sarah Mitten. Much of the area was subsequently replatted with much smaller lots. The house may have originally had agricultural outbuildings.

Description of Physical Appearance: This 1-1/2 story house has a front gable roof and a projecting shed-roofed porch extending across the entire façade. The western portion of the porch is enclosed with four four-over-four wood windows. The small entry is on the east corner, with wood steps and a wood railing. The gable end has a small Palladian window. The east and west elevations each have a gabled dormer with two windows. The west roof is covered with solar panels. The house sits well back from the street on a wooded lot.

Major Bibliographic References: King County Tax Assessor Records and Plat Maps
King County Property Record Cards, Washington State Archives, 1937-1972

Photos



south & east
2013